

**MINUTES OF THE WORK SESSION
BOARD OF MAYOR AND ALDERMEN
FRANKLIN, TENNESSEE
CITY HALL BOARDROOM
TUESDAY, MARCH 26, 2019 – 5:00 P.M.**

Board Members

Mayor Ken Moore	P		
Vice Mayor Clyde Barnhill	P	Alderman Dana McLendon	P
Alderman Brandy Blanton	P	Alderman Margaret Martin	P
Alderman Pearl Bransford	P	Alderman Ann Petersen	P
Alderman Beverly Burger	P	Alderman Scott Speedy	P

Department Directors/Staff

Eric Stuckey, City Administrator	P	Jack Tucker, SES Director	P
Vernon Gerth, Assistant City Administrator	P	Lisa Clayton, Parks Director	P
Mark Hilty, Assistant City Administrator	P	Michelle Hatcher, Water Management Director	P
Kristine Tallent, Assistant City Administrator	P	Paul Holzen, Engineering Director	P
Shauna Billingsley, City Attorney	P	Emily Hunter, Planning & Sustainability Director	P
Deb Faulkner, Police Chief		Kevin Townsel, HR Director	P
Rocky Garzarek, Fire Chief		Joe York, Streets Director	
Jordon Shaw, IT Director	P	Lanaii Benne, Assistant City Recorder	P
Tom Marsh, BNS Interim Director	P	Linda Fulwider, Board Recording Secretary	A

Call to Order

Mayor Ken Moore called the Work Session to order at 5:00 p.m.

Citizen Comments

No one came forward to speak.

WORK SESSION DISCUSSION ITEMS

1. **19-0259 Discussion regarding the development of a theme and potential name for the Southeast Municipal Complex/Robinson Lake Property.**

Lisa Clayton, Parks Director

Milissa Reierson, Communications Manager

Michelle Hatcher, Water Management Director

Members of the Youth Leadership Park/Complex Naming Project team were present with David Bailey, Advisor.

Lisa Clayton and Milissa Reierson presented how the youth organized and executed the naming project survey :

- ♦ They were given a list of what the park will include on the 230 acres and asked to determine who would be surveyed and how.
- ♦ Goal: Come up with several names for the park/complex and work with the Parks and City Communications teams to narrow to the top 3-5 naming options and create a presentation for BOMA

Survey Results

Youth: 88 responses

Citizens 439 responses

Theme	Youth	Citywide
Historic	42%	43%

Nature	25%	30%
Creative	14%	10%
Sustainability	9%	9%
Notable Citizen	6%	5%
Naming Rights	3%	3%

Top Names in Top 3 Categories

Youth Name Suggestions

Theme	Youth
Historic (22 suggestions)	Carothers Park (13 respondents)
Nature (13 suggestions)	Freedom Park, Dogwood Park, The Park on the Harpeth, Mockingbird Park, Magnolia Park, Robinson Lake Park, Carothers Land Park, Carothers Park, Harpeth Riverside Park, Southern Views of Franklin, Harpeth Park, Lake Park
Creative (7 suggestions)	Leadership Park, Carothers Creativity Park, Be Kind Anyway Park, The 615 Complex, Solis Occasum Park, Kiwasi Park

Top Names in Top 3 Categories

Citizens Name Suggestions

Theme	Citizens
Historic (103 suggestions)	Carothers Park, Carothers Complex, Carothers Commons, Carothers Grounds, The Park on Carothers, Carothers Park at the Harpeth River, Carothers Community Park (73 respondents)
Nature (63 suggestions)	Harpeth Meadows, Harpeth Park, Riverbank Park, Harpeth River Park, Harpeth River City Park, A River Runs Through It Park, Harpeth Bend Park, Franklin Harpeth Fields, South Harpeth Park, River Run Park, Riverview Park, Riverside Park, Harpeth Robinson Park (21 respondents. Robinson Lake Park, Robinson Green, Robinson Park (9 respondents) Magnolia Park (2), Dogwood Park (2), Chickasaw Park, Mocking Bird Park (2), Iris Park (2), Everland Fields, Pin Oak Park, Tree City Park, Shade Tree Park, Serenity Park, Azalea Park, Tulip Tree Park, Arbor Park, Treeline Trails Park, Parky McParkface
Creativity (27 suggestions)	Carothers Bend, Carothers Place, Parky McParkface (4), Pawnee Commons, Franklin People's Park, Franklin South Complex, Lockwood Lagoon, Legacy Park, Put Down Your Phone Park, Unity Park, Serenity Park, Grassy McGreenSpace, Diversity Park, Citizens' Park

Most Repeated Names in All Categories

Carothers

- ♦ Carothers Park
- ♦ Carothers Complex
- ♦ Carothers Commons
- ♦ Carothers Community Park

Harpeth

- ♦ Harpeth Park
- ♦ Harpeth River Park
- ♦ Harpeth Bend Park
- ♦ Harpeth Meadows Park

Robinson

- ♦ Robinson Park
- ♦ Robinson Lake Park
- ♦ Robinson Green

Options

- ♦ Go with one of the names suggested
- ♦ Select your top names and put back out for community input
- ♦ Do not choose any of the names and start over

When asked their favorite names, the youth expressed Carothers Park because it symbolizes the Heart of Franklin, Harpeth Park, Carothers Complex, Carothers Park.

Discussion:

- ♦ Alderman Petersen liked Carothers and Harpeth.

- ♦ Alderman Speedy said google shows there is a business called Carothers Park, and with Carothers Parkway it could be confusing. His favorite was Harpeth Bend.
- ♦ Alderman Martin chose River Run because it is easy to spell and easy for children to remember.
- ♦ Alderman Bransford: Move forward to the top three or five and bring it back for discussion. It is a complex and should be identified as such.
- ♦ Alderman Burger: The names Harpeth and Carothers are over-used. She like River Run because of the simplicity and likes Complex. In favor of naming rights.
- ♦ Alderman Blanton: Agreed that Harpeth and Carothers are over-used. Why not use the name of a notable citizen like Charles Sargent? She would like to dig deeper for names.
- ♦ Vice Mayor Barnhill: Liked the idea of naming rights for revenue generation. Use Complex in the name.
- ♦ Alderman McLendon: Concerned about naming rights because almost always have several name changes. Name it something we like and don't negotiate with someone. It is our park. Important to name the park something for example the Sports Complex at Robinson Lake, the name the fields to honor notable Franklin citizens.

2. 19-0294 **Consideration of Event Permit for the Rodeo Parade sponsored by the Franklin Noon Rotary Club on May 11, 2019 in Downtown Franklin.**

Deb Faulkner, Police Chief

No questions or comments.

3. 19-0299 **Consideration of Event Permit for Wine Down Main Street sponsored by the Boys and Girls Club of Middle Tennessee on November 2, 2019 in Downtown Franklin.**

Deb Faulkner, Police Chief

No questions or comments

4. 19-0271 **Consideration of Liquor License Renewal for Berry Farm Wine & Spirits (Satish Patel, Managing Agent), 4000 Hughes Crossing, Suite 160, Franklin, TN 37064-1484.**

Lanaii Benne, Assistant City Recorder-Records

No questions or comments

5. 18-1239 **Consideration of RESOLUTION 2018-102, "A Resolution Providing Design Direction for the SR-96 West Multipurpose Trail Project (Vera Valley Drive to 5th Avenue North)**

Vernon Gerth, Assistant City Administrator

Paul Holzen, Director of Engineering.

Eric Stuckey said another option is being proposed that moves the outdoor displays and provides for a driveway apron. The City would pay the approximate \$50,000 cost so the project can move forward. This resolution authorizes the City Administrator to go up to \$50,000 for reconfiguration. There has been no definitive answer from the owner at this time.

Discussion:

- ♦ Alderman Petersen: To clarify, exhibit 5 would put parking and redo to the canopy display relocated to the west, also to the right of the building and paved area that is there now. That is a good option.
- ♦ Alderman Speedy: Would we add additional parking for trailhead parking?
- ♦ Mr. Stuckey: To do a larger parking area would be costly and wouldn't be as good for the business.
- ♦ Alderman Blanton: Referred to Exhibit #1 as the one she thought was to be done. What is the difference?
- ♦ Mr. Stuckey: For Exhibit #1 would have to condemn some land and it would be a \$700,000 parking lot generating only about 5-6 parking spaces.
- ♦ Vernon Gerth: This, and some of the other options take away some of the display area.

- ☛ Gail Williams, 208 New Highway 96 West: Four parking spots put in front would leave only one customer parking spot since the three workers that drive to work would be parked there. That's not enough to make a living.
- ☛ Harry Reed, 1112 Allisona Road, Eagleville, TN: Wants the option that condemns the property because that would give them more parking spots.
- ♦ Paul Holzen: It is possible, but there is a steep grading and have to see if that grade in the floodplain would have a negative impact on the floodplain. A study would be needed.
- ♦ Mr. Stuckey: That would be a great deal of expense for six parking spots. Mr. Reed interjected that he thinks that could get more than six.
- ♦ Vice Mayor Barnhill: Against condemning property and spending \$750,000 on a \$1.8 million project to provide private parking for a particular business.
- ♦ Alderman Speedy: Thought the property owners had agreed to sell at a certain price.
- ♦ Mr. Stuckey: There has been an appraisal. The question is what use it would be to the City. If parking isn't feasible there would be limited use from a City perspective.
- ♦ Alderman Martin: The taxpayers she has heard from are opposed to the City spending that much on a private property.
- ♦ Alderman Blanton: Has looked at the different iterations to solve the problem. She wants to protect small businesses. At first the project was going to be a sidewalk, then it was expanded to be a trail. \$700,000 doesn't make sense fiscally.
- ♦ Vernon Gerth: We have exhausted many hours in conversations. The City's perspective is this property is ingrained in the floodplain and floodway. Make use of the property with more property owners coming together trying to do something on this property. They have exhausted every option.
- ☛ Mr. Reed: You have to do a study and things, yet saying tables can be put in there, but couldn't use it to park.
- ♦ Mr. Holzen: Explained that when they start filling in that area, it would be more of a problem.

6. 19-0228 Discussion about Traffic Analysis of Design Concepts for Proposed Intersection Improvements at Liberty Pike and North Royal Oaks Boulevard/Mallory Lane.

Paul Holzen, Director of Engineering

Additional design work was done with feedback received. The project is highly rated in the CIP. Staff looked at all levels of service for all designs:

- ♦ Minimal Signal Design Layout – Staff doesn't recommend this design. It needs to be built for longevity.
- ♦ Optimal Signal Design Layout - This design is not big, but there will be failures at certain hours of the day at difference places.
- ♦ Ultimate Signal Design Layout – Was what they recommended in the beginning.
- ♦ Roundabout Design Layout - More homeowners interested in this layout. From a technical standpoint it is the best option. It increases the scope to put an additional roundabout to move left turns. Big right-of-way impacts at the intersection.

Discussion:

- ♦ Alderman Burger: Building this for the future with the increasing development. Concerned about pedestrian crossings with the roundabouts.
- ♦ Alderman Petersen: Look at the water runoff problems there. She thought we used up the drainage out there. Each roundabout taking away capacity.
- ♦ Eric Stuckey: Box culverts and other measures are used for the problems.
- ♦ Alderman Bransford: Supports the option for longevity and moving traffic by roundabouts.

- ♦ Vice Mayor Barnhill: Asked about the difference in right-of-way acquisition roundabout vs. plain roadway, and CVS property. He isn't fond of roundabouts and extra right-of-way.
- ♦ Alderman Blanton: Doesn't support a roundabout at the intersection because of all the inexperienced new drivers from Centennial High School. Plus, the Royal Oaks hill gets stack up as it is. A stacking lane out of Andover SD is good, otherwise people in the subdivision wouldn't be able to get out on the street. She can't support roundabouts.
- ♦ Alderman Petersen: Asked for traffic counts for this intersection and other roundabouts in the City. Paul Holzen will provide the information.

7. 19-0195 ★**Consideration of ORDINANCE 2019-03, "An Ordinance to Rezone 12.67 Acres from General Commercial (GC) District to Specific Development-Variety (SD-X) (18.8, 150000, 170) District for the Property Located South of East McEwen Drive and West of Carothers Parkway (Huffines Property PUD Subdivision)". Establishing a Public Hearing Date of April 23, 2019.**

[First of Three Readings] Franklin Municipal Planning Commission
Emily Hunter, Planning/Sustainability Director
Amy Diaz-Barriga, Planning Supervisor
Josh King, Senior Planner

Rezone to allow multifamily building, hotel and office.

8. 19-0196 ★**Consideration of ORDINANCE 2019-02, "An Ordinance to Rezone 10.03 Acres from General Commercial (GC) District to Civic-Institutional (CI) District for the Property Located South of East McEwen Drive and West of Carothers Parkway (Future City Park)." Establishing a Public Hearing Date of April 23, 2019.**

[First of Three Readings] Franklin Municipal Planning Commission
Emily Hunter, Planning/Sustainability Director
Amy Diaz-Barriga, Planning Supervisor
Josh King, Senior Planner

Rezoning for future City Park.

9. 19-0197 **Consideration of RESOLUTION 2019-09: "A Resolution Approving a Development Plan for Huffines Property PUD Subdivision with 2 Modifications of Development Standards (Maximum Retaining Wall Height, Evergreen Shrubs), for the Property Located South of East McEwen Drive and West of Carothers Parkway." Establishing a Public Hearing Date of April 23, 2019.**

Franklin Municipal Planning Commission
Emily Hunter, Planning/Sustainability Director
Amy Diaz-Barriga, Planning Supervisor
Josh King, Senior Planner

Development Plan with two Modifications of Standards. MOS 1: Maximum Retaining Wall Height, and MOS 2: Evergreen Shrubs. Wall height maximum 14 ft. and attempting to save a tree row. Staff and FMPC recommend approval.

Alderman Burger asked questions about the wall which were answered by Greg Gamble.

10. 19-0279 **Consideration of COF Contract 2019-0096 Parkland Dedication and Construction Agreement between the City of Franklin and Legacy, LLC concerning the Development known as Huffines Ridge.**

Lisa Clayton, Parks Director
Kevin Lindsey, Facilities Superintendent

Parkland Impact and Dedication draft. \$1.8 million in impact fees. Finalized Agreement will be brought later for 10-acre dedication for public park.

11. 19-0267 **Consideration of Contract No. 2019-0094 Road Impact Offset Agreement with Goldberg Companies, INC for the Huffines Property PUD Subdivision.**

Paul Holzen, Director of Engineering

Jimmy Wiseman, Assistant Director of Engineering

Dedication of 2.69 acres of right-of-way along Carothers Parkway for a future travel lane as part of the Huffines Property PUD Subdivision.

12. 19-0249 **Discussion of Disposition of Surplus Real Property.**

Eric Stuckey, City Administrator

Sauna Billingsley, City Attorney

Staff requested feedback from the Board regarding the low threshold of \$25,000 required to send disposal of surplus real property out to bid in Ordinance 98-08. Would the Board want to modify the dollar amount or the policy? A sealed bid gives the City no control as to what happens to the property. Sauna Billingsley will provide more information including a list of properties disposed of in the last 20 years and an inventory of current property.

13. 18-1215 **Discussion Regarding the Development Process for Property Owned by the City of Franklin Located at 405 Fifth Avenue (The Hill Property).**

Eric Stuckey, City Administrator

Vernon Gerth, Assistant City Administrator

Vernon Gerth presented two options for The Hill Property:

- ♦ Option 1: 29 Townhomes, 2 Big Houses (8 units), Children's Park and Picnic Area.
- ♦ Option 2: 29 Townhomes, 1 Big House (4 units), 1 Civic Building, Children's Park and Picnic Area.

Discussion:

- ♦ Alderman Blanton: More open to the iteration that has the 2 big houses since she sees that as an extension of Hard Bargain. The option with the most housing. A neighborhood is the wrong place for a community center that has a lot of traffic. Not every subdivision has a community center.
- ♦ Eric Stuckey: Should it be a blend of workforce an affordable housing or all of one or the other? A mixture of price points would work well.
- ♦ Vice Mayor Barnhill: Prefers workforce housing. The park area shouldn't be in a high traffic area. Prefers overflow parking for bicentennial instead of a park.
- ♦ Alderman Bransford: Prefers 100% housing with mixed price point for City workers, teachers, police, grocery and restaurant workers, etc. Franklin Housing Authority is doing good things for apartments with Chickasaw.
- ♦ Alderman Speedy: Residential and maximize parking.
- ♦ Alderman Petersen: The park should be in the middle of the neighborhood.
- ♦ Alderman McLendon: Prefers residential and civic use. If intending to create a number of units and parking spaces, suggests 100 or more residents. To place it there with only a pocket park is a disservice. We have to succeed there by demonstrating that an affordable housing project can be attractive. If people aren't invited on this property, they will never go there without a gathering place to invite people in for cub scouts or other community meetings. It is wrong not include a civic building. This is a particular part of the community that is underserved.
- ♦ Alderman Burger: Would this be like a subdivision community center that brings in all types of people? This a more isolated property and not easy to get to. So, more like a clubhouse.
- ♦ Mr. Gerth: The decision doesn't need to be made right now as long as there is agreement with the conceptual plan

14. 19-0260 Discussion of Animal Services Facilities in the Neighborhood Commercial Zoning District.

**Alderman Beverly Burger
Kelly Dannenfelter, Assistant Director
Planning/Sustainability**

There is an empty Walgreens building in McKay's Mill. Nashville K-9, a service dog training business would like to open a training center in that building. Alderman Burger introduced Ali Hemyari, Nashville K-9 and Susan O'Hura.

- ♦ Ali Hemyari, 4465 South Carothers Road, Franklin: This is a high-end dog training center for service dogs, police dogs, etc. The Walgreens building would be ideal for an indoor dog park. The dogs need to be kept overnight until released to the owners fully-trained.

He has been in this business for 14 years. References were provided. There have been no negative comments from residents of McKay's Mill. The location is in an urban area with no green spaces. The building would be soundproof. Low impact traffic.

- ♦ Kelly Dannenfelter said the Zoning Ordinance doesn't allow this use, nor would it be within the parameters of the New Zoning Ordinance. The ordinance would have to be tweaked.
- ♦ Mayor Moore suggested staff bring back more information to another work session.
- ♦ Mr. Gerth thought an amendment to the Zoning Ordinance could be done if the Board wants to allow this use.
- ♦ Alderman Burger: The McKay's Mill HOA and residents support this use.
- ♦ Alderman Martin: Probably a good thing, but not an amendment to get it in the ordinance.
- ♦ Vice Mayor Barnhill: Agreed with Alderman Martin. We've been assured that things would be okay other times and that is not always the case once a business is in. Wants to make sure everyone agrees. Concerned about tweaking the ordinance.
- ♦ Mr. Hemyari noted that location has been dark a long time and the area is dark. He wants to come in and improve the area. He has trained government dogs for the City and Sheriff.
- ♦ Alderman McLendon: the pamphlet states they don't need or do kennel boarding, but the paragraph above states the dogs can be there from two to six weeks.
- ♦ Eric Stuckey: It appears there is not enough support to spend a lot of staff time on something the Board doesn't want to do.
- ♦ Alderman Burger: Would like the ordinance written to allow this. It is unique.
- ♦ Alderman Blanton: Agreed with Vice Mayor Barnhill. Appreciates the idea to take the building, but it is with other retail.
- ♦ Alderman Speedy agreed with Vice Mayor Barnhill and Alderman Blanton.

15. 19-0268 ★Consideration of RESOLUTION 2019-24, A Resolution to Authorize the Parks Department, on Behalf of the Board of Mayor and Aldermen, to Submit an Online Grant Application to the Baseball Tomorrow Fund for the Renovation of the Irrigation System at Jim Warren Park in the Total Amount of \$80,000.

**Lisa Clayton, Parks Director
Paige Cruse, Parks & Recreation Superintendent**

No questions or comments

16. 19-0218 Consideration of Procurement Award to Best Cleaners of Columbia, LLC, d/b/a New Brand Cleaners of Columbia, Tennessee in the Total Estimated Annual Amount of \$68,858 for Garment Cleaning, Pressing, Minor Repair and Alteration Services for the

Police Department (Purchasing Office Procurement Solicitation No. 2019-005; \$36,508 Budgeted in 110-82260-42110 for Fiscal Year 2019; Contract 2019-0077)

Deb Faulkner, Police Chief

No questions or comments

17. 19-0293 **Consideration of RESOLUTION 2019-22, A Resolution to Establish Decision Points for the Transition of Sanitation and Environmental Services Department Recycling and Commercial Services.**

Mark Hilty, Assistant City Administrator Public Works
Jack Tucker, SES Director

Defer to next Work Session.

Other Business

None

Adjournment

Work Session adjourned @ 7:15 p.m.

Dr. Ken Moore, Mayor

Minutes prepared by: Linda Fulwider, Board Recording Secretary, City Administrator's Office - 4/23/2019